



**Petition Number:** 1907-PUD-18

**Project Name:** Union Row Planned Unit Development

**Subject Site Address:** 606 & 608 S Union Street (the "Property")

**Petitioner:** Patch Development LLC (the "Petitioner")

**Representative:** Jesse Pohlman, OnPointe Land Matters

**Request:** Patch Development, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 2.5 acres +/- in the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.

**Current Zoning:** AG-SF1-I: Agricultural / Single-Family Westfield District

**Current Land Use:** Single-Family Residential / Vacant

**Approximate Acreage:** 8 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 19-23
6. Presentation material
7. Public Comments

**Staff Reviewer:** Jonathan Dorsey, Associate Planner

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### **PETITION HISTORY**

The petition was introduced at the June 10, 2019, City Council meeting. The Petitioner held a neighborhood meeting on June 18, 2019. The petition will receive a public hearing at the July 1, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

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### **PROJECT OVERVIEW**

**Location:** The Property is located at 606 S Union Street and 608 S Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1-I: Agricultural / Single-Family Westfield District. Adjacent properties to the south and east are zoned SF4: Single-Family High Density. Properties to the north are zoned AG-SF1-I: Agricultural / Single-Family Westfield District and properties to the west are zoned MF1: Multifamily Low Density.



**Project Description:** The Petitioner is requesting a change of zoning to the Union Row PUD District (Ordinance 19-23) that would allow for commercial development. The proposed PUD Ordinance establishes the SF3: Single-Family Medium Density as the Underlying Zoning District.

**Permitted Uses:** The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF3: Single-Family Medium Density.

**General Regulations:** The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed PUD	SF3 District
Minimum Lot Frontage	45'	50'
Minimum Lot Width	45'	80'
Minimum Lot Area	12,000 sq ft	12,000 sq ft
Minimum Setbacks		
Front Yard	20'	20'
Side Yard	5'	10'
Rear Yard	30'	30'
Maximum Building Height	Two Stories	Two Stories

**Development Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

**Accessory Use and Building Standards:** Shall apply; except as modified below.

1. **Article 6.1 (D) Building Locations:** Shall apply; however, an Accessory Building (e.g. detached garage) shall be a minimum of one (1) foot from a Side Lot Lines and shall be located outside of all easements.

**Architectural Standards:** Shall apply; except as modified below.

1. **Article 6.3 (C)(3) Building Material:** Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim and other similar building components.
2. **Garages:** Garages shall be located to the rear of the Principal Building of the Single-family Dwelling. Examples of compliance with this standard include: (i) detached garage located in the Established Rear Yard, as depicted on the Concept Plan; (ii) rear-loaded garage; and, (iii) a side-load garage with the garage doors located on the east half of the Single-family Dwelling's side Building Façade.

**Landscaping Standards:** Shall apply, except as modified below.

1. Article 6.8 (L) Foundation Plantings: Shall not apply; rather, the Minimum Lot Landscaping Requirements shall apply.
2. Article 6.8 (M)(1) External Street Frontage Landscaping Requirement: Shall not apply.
3. Article 6.8 (N) Buffer Yard Requirements: Shall not apply.

**Design Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

1. Article 8.6 Open Space and Amenity Standards: Shall not apply.
2. Article 8.7 Pedestrian Network Standards: Sidewalks currently exist along South Union Street. As a result, no additional pedestrian facilities shall be required.
3. Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. Each Lot shall be accessed from South Union Street.

**Processes & Permits:** As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10 with proposed modifications, which are briefly highlighted below:

1. Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

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## **COMPREHENSIVE PLAN**

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Downtown area. A healthy mix of commercial, offices, retail, residential, and more are contemplated as appropriate uses within the Downtown area. Along with development that ensures a unique image for downtown Westfield, development that will complement the visual and aesthetic value of the entire town, and promote the downtown as a growth area and a destination. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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## **PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the July 1, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

**Statutory Considerations:** Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:



1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

**Council Introduction:** The petition was introduced at the June 10, 2019, Council meeting.

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**DEPARTMENT COMMENTS**

1. **Action: Hold a public hearing at the July 1, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or [jdorsey@westfield.in.gov](mailto:jdorsey@westfield.in.gov).